LEGISLATIVE WORKSHOP
JOINT DEVELOPMENT

September 6, 2006

Joint Use and Development of Property Board Policy

- The policy addresses the Board's intention to maximize the potential of its real estate assets consistent with transportation goals and community development objectives.

- The policy contains goals, criteria, and process format to consider joint use and development.

- The policy requires a current inventory of properties suitable for joint use or development to be presented to the Board annually.

Previous and Active MTS Joint Use and Development Projects on MTS Property

- Creekside Villas at the 47th Street Trolley Station in San Diego - Affordable housing and day care.

- Sweetwater Union High School District Adult Education Extension at the 24th Street Trolley Station.

- Morena Vista Transit Oriented Development in San Diego – Expected occupancy in October, 2006.

- Grossmont Trolley Station Transit Oriented Development in La Mesa – DDA and Ground Lease negotiations in progress.

Smart Corner

- $100 million plus
- 12-story, 175-unit residential
- 5-story office
- LRT Station – Relocated
- $6.8 million state/federal funding

CABRILLO HOIST
01/03/2006
01/03/2006

Morena Vista Development

- $50 million
- 161-unit residential, 10% affordable housing
- 18,500 square feet retail
- 200 park-and-ride spaces

Grossmont Trolley Station Joint Development Project

Transit-Oriented Development

- Grossmont Trolley Station - $100 million-plus
  - 7 acre parcel
  - 527 apartment units – 80 affordable housing units
  - 600 parking spaces

Inventory – Attachment A

	Acreage	City	Spaces	ADA	Kiss-n-Ride	Taxis	Total Spaces	Bus Bays	Restrooms	Bike Modules	Comments
SOUTH LINE											
24th Street	3.58	National City	144	8		2	154	2	X		Sweetwater Union High School District Agreement (1.52 acres)
Bayfront/E Street	4.15	Chula Vista	266	10	15	4	295	4		X	Visitor Center operated by the City of Chula Vista. Developer interest. Adjacent City of Chula Vista development.
H Street	3.13	Chula Vista	276	8		2	286	8	X	X	Hazardous waste contamination.
Palomar Street	5.01	Chula Vista	286	10	7	7	310	4	X	X	Shopping cart returns. Adjacent property access.
Palm Avenue	3.96	San Diego	470	11	7		488			X	SDTI storage area takes up 32 spaces. Bus stops on adjacent streets. Private property access gates.
Iris Avenue	2.79	San Diego	208	11	7	5	231	8	X	X	Trolley access road gate.
Beyer Boulevard	1.6	San Diego	154	6	6		166			X	Bus stop on adjacent street. Parking interest from San Ysidro Health Center.
EAST LINE											
47th Street	4.89	San Diego	109	6	6		121	1			Joint Development Agreement with Creekside Villas. 44 spaces dedicated to the apartments and day care.
Euclid Avenue	2.51	San Diego	96	6	2	4	108	12	X		Reciprocal Parking Agreement with the Jacobs Center. City of Villages redevelopment area. Vacant property southeasterly is 0.46 acres.
Encanto/62nd Street	1.67	San Diego	161	6	4		171			X	Developer interest based on Imperial Avenue redevelopment through SEDC. Bus stops on Imperial Avenue.
Massachusetts Ave.	3.0 +/-	Lemon Grove	238	7	5		250	1			Cell site lease.
Spring Street	3.91	La Mesa	313	8	2		323	2			Potential major construction to extend High Street under the tracks as part of the Navy's commitments to La Mesa.
Amaya Drive	2.18	La Mesa	208	8	6		222			X	Buses will be moved here during Grossmont construction. Goodwill location. Grossmont Hospital parking lease moved from Grossmont.
El Cajon Transit Center	7.18	El Cajon	464	12		5	481	8		X	Greyhound Station. Casino buses. Mossy Nissan lease. Adjoining property on Front Street. Goodwill location.
El Cajon Team Track	2.24	El Cajon									Active team track location. Substation. Mossy Nissan lease pending.
Fletcher and Marshall	1.9	El Cajon									Freight spur. Trolley overhead. Possible team track relocation. Bob Baker lease.
Prospect Square	1.23	Santee									Small strip mall with 7-11 as anchor tenant. Hazardous waste contamination clean-up active.
Vacant Lots - 3	0.3 to 0.4	Santee									Small lot sizes. Hazardous waste contamination. Crossman landscape lease.
OLD TOWN											
Wright Street Yard	2.61	San Diego									Active equipment and material storage yard. Adjacent property development. Nonenergized spur access.
MISSION VALLEY											
Grantville	9.37	San Diego	236	10			246	5		X	Currently used for overflow parking. Developer interest. Grantville Redevelopment area. Alvarado Creek. Lease of property north of channel.
Alpine Glass	1.72	San Diego									Alvarado Canyon Road Extension. TPSS.
Baltimore Junction	2.5 +/-	La Mesa									Substation. Temporary contractor yard lease.

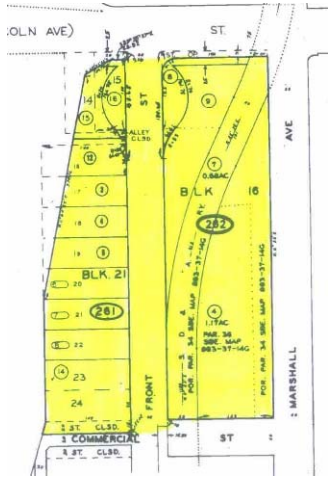
Highlighted Properties

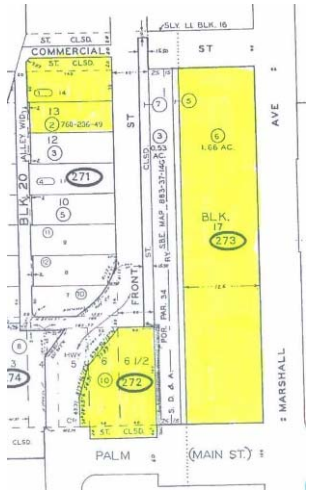
- Bayfront / E Street Station
- H Street Station
- Palm Avenue Station
- Encanto / 62nd Street Station
- Massachusetts Avenue Station
- El Cajon Transit Center
- Grantville Station
- Baltimore Junction

El Cajon Transit Center

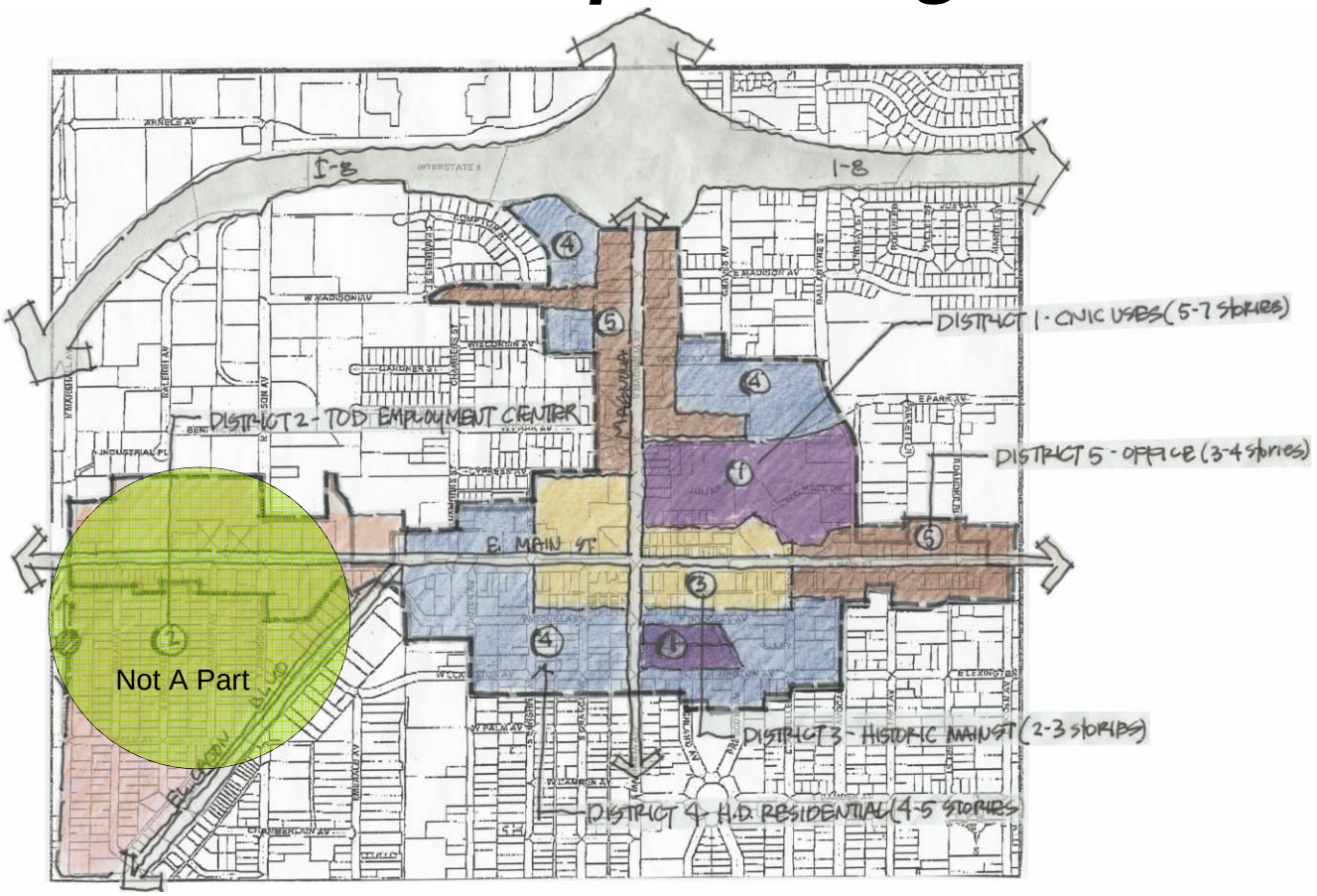
El Cajon Transit Center

- City of El Cajon
- 7.2 Acres
- 481 Total Parking Spaces
- 8 Bus Bays
- Site Notes:
  - Specific Plan Amendment in process
  - Greyhound Station
  - Mossy Nissan Lease
  - Adjoining property on Front Street – leased





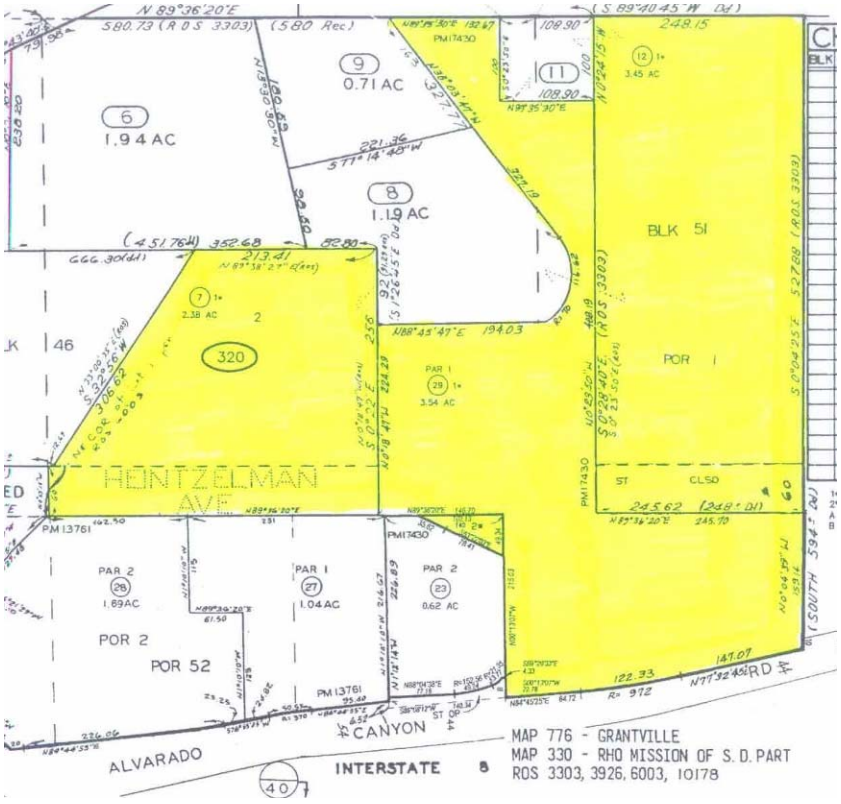
Specific Plan 182 – Step 2 Design Guidelines


I-8
I-8
DISTRICT 1 - CIVIC USES (5-7 STORIES)
DISTRICT 2 - TOD EMPLOYMENT CENTER
DISTRICT 5 - OFFICE (3-4 stories)
E. MAIN ST
Not A Part
DISTRICT 3 - HISTORIC MAIN ST (2-3 STORIES)
DISTRICT 4 - H.D RESIDENTIAL (4-5 STORIES

District 2: TOD Employment Center (5-7 stories)

(from February 22, 2006, Developer Workshop Presentation for Specific Plan 182 – Step 1. City Works)

Grantville Trolley Station

Grantville Trolley Station

- City of San Diego
- 9.4 acres
- 246 Total Parking Spaces plus overflow lots
- 5 Bus Bays
- Grantville Redevelopment Area
- Federally funded acquisition